

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

JANUARY 20, 2009

PRESENT: Rich Paquette, Tom Mulcahy, and Peter Larrabee

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

T. Mulcahy called the meeting to order at 7:07 p.m.

2. Review Draft Seawall Language

The Commission reviewed the revised Zoning Regulations for Section 7.03.

Areas of discussion included, but were not limited to, input from the Development Review Board, tree cutting in the Shoreland District setback and review of process and warning schedule for possible public hearing on 17th of February.

The Commission agreed that they are set with the document and have no further changes. They discussed the upcoming meeting with the Development Review Board scheduled for January 28th to discuss the revised seawall language and how the timing process would change if they had any significant change. S. Hadd explained that the public hearing can be warned for February 17th and if there is a significant change the public hearing can be left open until March 3rd.

In conclusion of the discussion the Commission noted that the revised Seawall Regulations are part of Supplement 21 and they will be taking action on that later in the meeting.

3. Review Supplement 21

S. Hadd provided the Commission with the draft Zoning Regulations and map changes that the Commission has come to a consensus on for Supplement 21. S. Hadd discussed the specific change to the definition of “convenience store” and recalled that the proposed change is a result of a recommendation from the Town Attorney of a court case that is being litigated.

S. Hadd next reviewed with the Commission the proposed change to the definition of “height”. She explained that as the regulation exists today applicants are able to develop creative designs to circumvent the height restriction. In the proposed revision the measurement is taken at the peak instead of half-way up the roof-line.

Planning Commission – Minutes – January 20, 2009

S. Hadd and the Commission next reviewed the proposed zone changes:

Village Intersection Rezoning (Bay Road and Roosevelt Highway):

- A. 26-017003 COM to GD1
- B. 27-016003 COM / R2 to GD1
- C. 27-015003 R2 to GD1
- D. 27-018003 COM to GD1
- E. 27-017003 COM to GD1
- F. 27-017013 COM to GD1
- G. 27-018013 COM to GD1
- H. 26-019003 COM to GD1

Outer Village Rezoning (Essex Town Line RT 2A)

- A. 22-185003 GD1 to IND
- B. 22-173003 COM to GD1
- C. 22-173003 R1 to GD1
- D. 22-175003 R3 to GD1
- E. 22-176003 R3 to GD1
- F. 22-180003 R3 to GD1
- G. 22-181003 R3 to GD1
- H. 22-182003 R3 to GD1
- I. 22-183003 R3 to GD1
- J. 22-183013 R3 to GD1
- K. 22-184003 COM to GD1
- L. 09-003003 R2/AGR to R2
- M. 09-005003 R2/AGR to R2

The Commission agreed to warn the public hearing for February 17th with the understanding that it could be continued or rewarned if changes need to occur.

A **motion** was made by R. Paquette and **seconded** by P. Larrabee to warn Supplement 21 for a public hearing on February 17th. The **motion passed** with a vote of 3 – 0.

4. Minutes of January 6, 2009

A **motion** was made by P. Larrabee and **seconded** by R. Paquette to **approve** the minutes of January 6, 2009. The **motion passed** with a vote of 3 – 0.

5. Packet Information

S. Hadd provided the Commission with a list of future agendas for their review.

Planning Commission – Minutes – January 20, 2009

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:00 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 3rd day of February 2009

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_____	Planning Commission